



Document 2020 4350

Book 2020 Page 4350 Type 03 001 Pages 3

Date 11/09/2020 Time 1:21:43PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$461.60

ANNO

Rev Stamp# 524 DOV# 520

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 289,000

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

GM90203

Preparer Information:

Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, (515)462-3731

[Signature]

Taxpayer Information:

Richard Baker and Mary Baker, 723 W. Green St., Winterset, IA 50273

[Signature]

Return Document To:

Richard Baker and Mary Baker, 723 W. Green St., Winterset, IA 50273

Grantors:

Bittenger Family Trust

Grantees:

Richard Baker and Mary Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of ---\$289,000.00--- Dollar(s) and other valuable consideration, Cherita Snyder, Pamela Kerr, Patricia Bittenger, Co-Trustees of Bittenger Family Trust, dated July 29, 1997 do hereby convey to Richard Baker and Mary Baker, Husband and Wife, As Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots Five (5) and Six (6) in Block Twenty-three (23) of West Addition to the Town of Winterset, Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

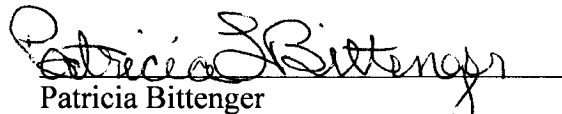
Dated: Oct 30, 2020


Cherita Snyder

As Co-Trustee of the above-entitled trust


Pamela Kerr

As Co-Trustee of the above-entitled trust

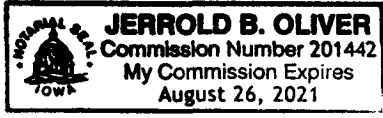

Patricia Bittenger

As Co-Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Madison

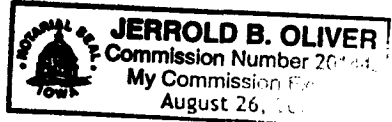
This record was acknowledged before me on Oct. 30, 2020, by Cherita Snyder. As Co-Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

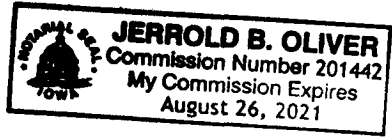
This record was acknowledged before me on Oct. 30, 2020, by Pamela Kerr. As Co-Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Oct. 30, 2020, by Patricia Bitteneger. As Co-Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public